

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Barry Russell, Presiding
Courtroom 1668 Calendar**

Tuesday, November 23, 2021

Hearing Room 1668

10:00 AM
2:00-000000

Chapter

#0.00 All hearings on this calendar will be conducted either in person or using ZoomGov video and audio, ACCORDING TO THE INSTRUCTIONS SPECIFIED FOR EACH MATTER LISTED BELOW.

It is extremely important that counsel and all interested parties read the tentative rulings listed below very carefully, as the tentative rulings will indicate whether an in person appearance at a hearing is mandatory.

In Person appearances: If an in person appearance is specified as mandatory on this calendar, all counsel, parties and witnesses **must** appear in Courtroom 1668 at 255 East Temple Street, Los Angeles, CA 90012, unless ZoomGov is otherwise allowed by the Court.

All persons present in the courtroom must abide by all Covid 19-related safety procedures at all times including, but not limited to, the wearing of face masks and the observation of social distancing. For the sake of everyone's safety and respect for others, there will be no exceptions to this Covid 19 policy. Please also note that the Roybal Building cafeteria may not be open. Water is no longer provided at the counsel tables.

ZoomGov appearances: If a ZoomGov appearance is permitted according to this calendar, parties in interest and members of the public must connect to the video and audio fees using the connection information provided below. Individuals must participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker) or a handheld mobile device (such as an iPhone and/or Android phone).

Alternatively, you may participate by ZoomGov via audio only, if necessary, by using a telephone (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required.

If an unexpected emergency arises **on the day of the hearing**, attorneys who wish to appear by calling in to the ZoomGov telephone conference line must

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contact chambers at (213) 894-6091 and obtain approval to appear telephonically on ZoomGov. The Courtroom Deputy will be in court and unavailable to contact by phone on the day of each hearing.

Attorneys who are aware **prior to the hearing date** that they cannot appear at an in person hearing must contact the Courtroom Deputy at (213) 894-3687 prior to the hearing date to obtain approval to appear telephonically via ZoomGov.

All parties must notify the Court of his/her appearance, whether in person or via ZoomGov, **no later than 2:00 p.m. on the day prior to the hearing** by emailing the Courtroom Deputy at stacey_fortier@cacb.uscourts.gov. In the subject line of the e-mail, please specify the date, time and calendar number(s) of the hearing(s) (for example: Re: September 15, 2020, 10:00 a.m., Calendar No. #_, In Person/ZoomGov).

Zoom Hearing Information:

Check in 20 minutes before the hearing time. Video/audio is mandatory. Until your matter is called, do not share your video and stay muted.

Web address: <https://cacb.zoomgov.com>

ZoomGov ID: 160 251 2931

Password: 123456

Telephone conference lines (for audio only, if necessary):

1 (669) 254 5252 US (San Jose) or

1 (646) 828 7666 US (New York)

If you are experiencing problems connecting to ZoomGov, please contact us at (213) 894-6092.

Observing a hearing via ZoomGov:

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Any party may observe a hearing through Zoomgov using the meeting ID and password listed above. When joining a ZoomGov hearing, do not share your video and stay muted.

Additional note: The audio portion of each hearing will be recorded electronically by the Court and shall constitute its official record.

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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2:21-18337 Smarter Building Technologies Alliance, Inc.

Chapter 11

#1.00 Hrg. re Emergency motion of the Debtors for Entry of an Order (I) Authorizing Debtors to Maintain Their Existing Bank Accounts; (II) Approving Continued Use of Cash Management System: and (III) Granting Related Relief

Docket 44

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Smarter Building Technologies

Represented By
Eric D Goldberg

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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10:00 AM

2:12-18900 KuoFeng Ko and Xia Ko

Chapter 7

#1.00 Hrg. re Trustee's Final Report and Applications for Compensation

SPECIAL NOTE: OBJECTION FILED

Docket 334

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

KuoFeng Ko

Represented By
Raymond Perez
Gary S Saunders
Gregory M Salvato

Joint Debtor(s):

Xia Ko

Represented By
Raymond Perez
Gary S Saunders
Gregory M Salvato

Trustee(s):

John J Menchaca (TR)

Represented By
Wesley H Avery

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2:21-18337 Smarter Building Technologies Alliance, Inc.

Chapter 11

#2.00 Hrg. re Expedited Motion of the Debtors for Interim and Final Orders (I) Authorizing Use of Cash Collateral (If Any); (II) Approving Debtors Proposed Adequate Protection and Grant of Superpriority Claims; and (III) Granting Related Relief

Docket 48

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Smarter Building Technologies

Represented By
Eric D Goldberg

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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2:21-17569 Nikki Danielle Valenzuela

Chapter 7

#2.00 Hrg. re motion for relief from the automatic stay
PERSONAL PROPERTY

RE: 2019 Toyota C-HR LE FWD

TOYOTA LEASE TRUST
VS
DEBTOR

Docket 8

Tentative Ruling:

The Motion is **GRANTED** under 11 U.S.C. Section 362(d)(1)
and 11 U.S.C. Section 362(d)(2)

Movant (and any successors of assigns) may proceed under applicable
nonbankruptcy law to enforce its remedies to obtain possession of the
Property.

The 14 day stay prescribed by FRBP 4001(a)(3) is waived

APPEARANCES are WAIVED.

Pursuant to LBR 9021-1(b)(1)(B), movant must serve and lodge a proposed
order via LOU within 7 days of the hearing.

Party Information

Debtor(s):

Nikki Danielle Valenzuela

Represented By
Raymond J Bulaon

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CONT... Nikki Danielle Valenzuela

Chapter 7

Movant(s):

Toyota Lease Trust

Represented By
Kirsten Martinez

Trustee(s):

Timothy Yoo (TR)

Pro Se

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2:21-18337 Smarter Building Technologies Alliance, Inc.

Chapter 11

#3.00 Hrg. re Expedited Motion of Debtors for Entry of Interim and Final Orders (i) Authorizing the Debtors to Pay Employee Compensation; (ii) Authorizing and Directing the Banks to Issue Employee Compensation Payments; and (iii) Granting Related Relief

Docket 47

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Smarter Building Technologies

Represented By
Eric D Goldberg

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

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2:21-16454 New Holland, LLC

Chapter 11

#3.00 Hrg. re motion for relief from the automatic stay
REAL PROPERTY

RE: 13511 W. Mulholland Drive, Beverly Hills, CA 90270 and 7 other vacant lots

GRIMM INVESTMENTS LLC
VS
DEBTOR

Docket 42

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

New Holland, LLC

Represented By
Michael Jay Berger

Movant(s):

Grimm Investments, LLC

Represented By
William C Beall

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2:21-18337 Smarter Building Technologies Alliance, Inc.

Chapter 11

#4.00 Hrg. re Emergency Motion of the Debtors for Entry of an Order (I) Authorizing the Debtors' Proposed Form of Adequate Assurance of Payment to Utility Companies, (II) Establishing Procedures for Resolving Objections by Utility Companies, (III) Prohibiting Utility Companies from Altering, Refusing, or Discontinuing Service and (IV) Granting Related Relief

Docket 39

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Smarter Building Technologies

Represented By
Eric D Goldberg

Trustee(s):

Moriah Douglas Flahaut (TR)

Pro Se

**United States Bankruptcy Court
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2:21-12171 Z Real Estate Holdings LLC

Chapter 11

#4.00 Hrg. re motion for relief from the automatic stay
REAL PROPERTY

RE: 2015 California Street, Huntington Beach, CA 92648

U.S. BANK NATIONAL ASSN
VS
DEBTOR

Docket 170

***** VACATED *** REASON: CONT'D TO 12/7(10)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Z Real Estate Holdings LLC

Represented By
Michael R Totaro
Richard A Rodgers
Julian T Cotton

Movant(s):

U.S. BANK, NATIONAL

Represented By
Kristin A Zilberstein
Julian T Cotton

Trustee(s):

Mark M Sharf (TR)

Pro Se

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2:21-10378 Audrey Harp Montalban

Chapter 7

Adv#: 2:21-01059 Montalban v. United States Department of Education et al

#5.00 Cont'd **STATUS CONFERENCE** re first amended complaint
to determine dischargeability of student loans

SPECIAL NOTE: DEFENDANTS ARE UNITED STATES DEPARTMENT OF
EDUCATION
EDUCATIONAL CREDIT MANAGEMENT CORPORATION
fr. 6-1-2021, 9-14-2021, 10-19-2021

**special note: disc cutoff 9/14
expert cutoff 10/15**

Docket 4

Tentative Ruling:

"IN PERSON" HEARING

Party Information

Debtor(s):

Audrey Harp Montalban

Represented By
M Jonathan Hayes (Pro Bono)

Defendant(s):

United States Department of

Pro Se

Nelnet Loan Services, Inc.

Pro Se

Navient Solutions, LLC

Pro Se

National Student Loan Program, Inc.

Pro Se

Plaintiff(s):

Audry Montalban

Represented By
M. Jonathan Hayes

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CONT... Audrey Harp Montalban

Chapter 7

Trustee(s):

Timothy Yoo (TR)

Pro Se

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2:21-10056 Joseph S Kim and Connie Kim

Chapter 7

#6.00 Hrg. re Motion to Approve Compromise with Hansa Investments, Inc. and Excel Residential Services, Inc.

Docket 108

Tentative Ruling:

RULING:

GRANTED MOTION

APPEARANCES WAIVED

Pursuant to LBR 9021-1(b)(1)(B), movant must serve and lodge a proposed order via LOU within 7 days of the hearing.

Party Information

Debtor(s):

Joseph S Kim

Represented By
Young K Chang

Joint Debtor(s):

Connie Kim

Represented By
Young K Chang

Trustee(s):

Brad D Krasnoff (TR)

Represented By
Eric P Israel
Danning Gill Israel & Krasnoff

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CONT... Joseph S Kim and Connie Kim

Chapter 7

Alphamorlai Lamine Kebeh
Uzzi O Raanan ESQ

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2:20-16362 1116 Maple Street, LLC

Chapter 11

#7.00 Hrg. re Application to Employ Benedon & Serlin LLP as Appellate Counsel
Effective as August 26, 2021

Docket 133

***** VACATED *** REASON: CONT'D TO 1/18(10)**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

1116 Maple Street, LLC

Represented By
Jeremy Faith
Monserrat Morales
Anna Landa
Ori S Blumenfeld

Movant(s):

1116 Maple Street, LLC

Represented By
Jeremy Faith
Monserrat Morales
Anna Landa
Ori S Blumenfeld